

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF
FINAL WORKING DRAWINGS AND SPECIFICATIONS AND
PROPOSED DISPOSITION OF PARCEL SE-97 IN THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Griffin Electric Corp. has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel SE-97 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Griffin Electric Corp. be and hereby is finally designated as Redeveloper of Parcel SE-97 in the South End Urban Renewal Area.
2. That it is hereby determined that the Griffin Electric Corp. possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan for the Project Area.
3. That the disposal of said parcel by negotiation is the appropriate method for making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by the Griffin Electric Corp. for the development of Parcel SE-97 conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or the impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-97 to the Griffin Electric Corp., said documents being in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105.(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers Statement for Public Disclosure." (Federal Form H-6004)



Parcel SE-97/149-151 East Berkeley St.

GRIFFIN ELECTRIC CORP.

Electrical Contractors

576 TREMONT STREET
BOSTON, MASS. 02118

TELEPHONE 536-6078

January 28, 1980

Boston Redevelopment Authority
72 Warren Avenue
Boston, MA.

Attention: Mr. John Kennedy
Project Coordinator

Gentlemen:

I, Michael J. Griffin, President and Treasurer of Griffin Electric Corp., 576 Tremont Street, Boston, MA. am interested in the vacant building located at 149-151 East Berkeley Street, Boston.

Would make all necessary repairs for offices and for small electrical display showroom to meet with approval of the Boston Redevelopment Authority.

My electrical business started in 1925 located at Heath Street, Roxbury. Forced to vacate in 1940 due to the Heath Street Housing Project, I then located to 70 Clarendon Street, South End, Boston. I have had to relocate five different times, each time staying in the South End area.

I have been doing business for the City of Boston, Parks and Recreation Dept., School Dept., Public Bldgs and also the New England Telephone Company for the past 30 years.

Credit References-First Natl Bank Boston
160 East Berkeley Street
Boston, MA.

Charlestown Bank
Boston, MA.

Boston Five Cents Savings Bank
Boston, MA.

Dun & Bradstreet Inc.

Hoping this meets with your approval.

Very truly yours,

Michael J. Griffin

GRIFFIN ELECTRIC CORP.

Electrical Contractors

576 TREMONT STREET
BOSTON, MASS. 02117

TELEPHONE 536-6078

RECEIVED

OCT 1 1980

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
One City Hall Square
City Hall
Boston, Massachusetts 02201

RECEIVED

OCT 20 1980

OCT 1 1980
BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

SOUTH END

Dear Mr. Ryan:

Subject: Proposal for Development of Parcel 907, South End,
Corner East Berkeley and Harrison Avenue

Pursuant to the instructions from your assistant,
Paul McCann, I am submitting a proposal for the development
of the property at the corner of Harrison Avenue and East
Berkeley Street as indicated on the enclosed plans.

To the rear of this parcel, there is a very narrow
private alley which is not adequate for vehicles, especially
trucks, to enter and swing into the garage. In order to
develop this parcel properly, and provide adequate access
to and from the property for loading and parking, it would
be necessary to add on a strip of land from the adjacent vacant
parcel approximately ^{18 x 30} 15 ft. totaling ⁵⁴⁰ 750 ft. of actual land.

From my own personal observations, and from the
comments I have received from the BRA staff, it seems fairly
clear that the deleting of this strip of land from the adja-
cent parcel will not affect the overall developability of
the adjacent parcel.

I would appreciate as early attention as possible
from you because, as you know, I am under an eviction notice
from my present quarters.

Thank you for past consideration.

Very truly yours,

M. J. Ryan



THE FIRST NATIONAL BANK OF BOSTON

South End Office

October 28, 1980

John A. Lacey
Assistant Vice President

Boston Redevelopment Authority
Boston, MA

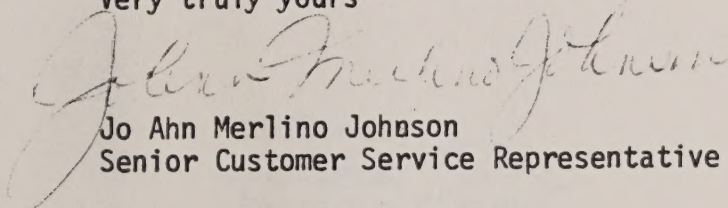
Dear Sir:

Re: Michael J. Griffin

We have been requested by Michael J. Griffin to provide the following information on his accounts.

Mr. Griffin is known to us as the President of Griffin Electric Corporation, 576 Tremont Street, Boston, MA 02118, since November 1969 with deposit balances averaging in the low to moderate five figures. Mr. Griffin also maintains his personal account with us since October 1943 with deposit balances averaging in the low to moderate five figures. There have been no loans granted but our experience with Mr. Griffin has been satisfactory.

Very truly yours


Jo Ahn Merlino Johnson
Senior Customer Service Representative



Charlestown Savings Bank 55 Summer Street · Boston, Massachusetts 02110 · (617) 482-2600
1355 Washington St. Boston, MA.

October 28, 1980

Boston Redevelopment Authority
Boston City Hall
9th Floor
Boston, MA.

Dear Sir,

This letter will certify that Mr. Michael J. Griffin
of 24 Pleasant Valley Circle, West Roxbury, MA. 02132
maintains several accounts with us with a current total
amounting to \$79,720.61.

If we may be of any further assistance, please feel free
to contact us.

Sincerely,
Patricia Kilroy
Patricia Kilroy
Assistant Manager

/pk

INTER-OFFICE COMMUNICATION

TO Richard Garver
FROM Bill Mendes 
DATE December 10, 1980
SUBJECT Griffin Electric/Final Designation

Griffin Electric Co. has engaged the services of L. V. Mason Construction Co. to rehabilitate 149-151 East Berkeley St. should he be named as developer.

NAME GRIFFIN Electric Corp

ADDRESS 576 Tremont St Boston

TELEPHONE NO. 536-6078

LETTER OF INTENT

SUBJECT: REHABILITATION OF BUILDING AT

SOUTH END URBAN RENEWAL AREA, BOSTON, MASSACHUSETTS

Dear Sir:

I am interested in rehabilitating the above-mentioned building at

149/151 EAST BERKELEY STREET

If selected by the Boston Redevelopment Authority as developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's Kit. (If the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the COMMUNITY in making housing accommodations available to community residents.
3. I am aware that Section 312 financing may not be available and that it may be necessary for me to obtain an alternative means of financing the proposed rehabilitation. I am, therefore, willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain _____ as architect for the proposed rehabilitation.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I & II, and statements from my financial institutions indicating my financial resources. The Public Disclosure Forms include the following:

Proposed number of dwelling units:

Estimated cost of rehabilitation per dwelling unit: Commercial

Total estimated cost of rehabilitation:

Source and amount of equity funds:

Projected monthly rent per apartment:

\$30.000

\$30.000

Private

Projected montly rent per commercial space: _____

Sincerely,

Michael J. Griffin
Name of Developer

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (PART I)

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (PART II)

(NOTE: If the Redeveloper is an individual or two persons as joint owners and the reuse value is under \$30,000, Form HUD-6004A may be used in place of this form.)

Purpose and Applicability of These Forms

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a development project land, except the Federal Government or a State or local government acquiring project land for a public residential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the use of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by redevelopers except the Federal Government and States, municipalities, and other public entities acquiring property for public use.

Submission to HUD Regional Office

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement for Public Disclosure* to the HUD Regional Office.

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement of Qualifications and Financial Responsibility* to the HUD Regional Office *only* if the response to Item 8b is "Yes."

Responsibility of LPA To Determine Adequacy and Legality

No assurance is given that the provisions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

Use of the Forms

This page should be removed before the forms are furnished to prospective redevelopers.

PART I

HUD-6004
(4-68)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Griffin Electric Corp.
576 Tremont St.
b. Address of Redeveloper: Boston, MA 02118
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Mass. R-56
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.,
is described as follows²

One-story brick building at
149-151 E. Berkeley Street
Boston, MA
(South End)

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
October 1, 1963

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. Michael J. Griffin
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
Not applicable N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Michael J. Griffin 576 Tremont St, Boston, MA 02118	Pres. - Tres.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Michael J. Griffin 576 Tremont Street Boston, MA 02118	Pres. - Tres.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: Michael J. Griffin, Jr.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.) N/A

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ N/A
- b. Cost per dwelling unit of any residential redevelopment. \$ N/A
- c. Total cost of any residential rehabilitation \$ N/A
- d. Cost per dwelling unit of any residential rehabilitation \$ N/A

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL \$	ESTIMATED AVERAGE SALE PRICE \$
N/A Commercial rehab will approximate		\$30,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: None

CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: October 14, 1980

Dated: _____

Michael J. Griffin
Signature

Signature

Pres. - Tres.

Clerk

Title

Title

576 Tremont St., Boston, MA

576 Tremont St., Boston, MA

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

December 18, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER
PARCEL SE-97/149-151 E. BERKELEY STREET

SUMMARY: This memorandum requests that the Authority finally designate Griffin Electric Corp. as Redeveloper of Parcel SE-97 in the South End Urban Renewal Area.

On November 20, 1980 the Griffin Electric Corp. of 576 Tremont Street was tentatively designated as Redeveloper of Parcel SE-97 in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel SE-97 is located at 149-151 E. Berkeley St. and consists of about 2,639 square feet of land with a one-story brick commercial structure on this site.

The submitted proposal by Griffin Electric Corp. calls for the rehabilitation of a one (1) story commercial brick structure for offices, storage and a small electrical display showroom. The development package also includes a small strip of land consisting of 540 square feet which Griffin Electric Corp. will be given an easement over in conjunction with others. This will provide an adequate vehicle turn around area for access to the 149-151 East Berkeley Street site for shipping and receiving.

As a result of Griffin Electric Corp.'s past history of being relocated five different occasions and because of its growth capacity over the years, this business establishment is in need of a suitable and feasible location in the South End area. Therefore, by permitting Griffin Electric Corp. to redevelop Parcel SE-97, this electrical company will continue to remain in the South End and provide essential services to the community.

The estimated cost of this proposed project will be approximately \$30,000.00. The Griffin Electric Corp. shows evidence of a firm financial commitment to bring their development package to a successful completion. The submitted drawings have been reviewed and approved by the Authority's Urban Design Department.

I, therefore, recommend that the Griffin Electric Corp. be finally designated as Redeveloper of Parcel SE-97 in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate resolution is attached.

